

233 South Wacker Drive Suite 800 Chicago, Illinois 60606

312 454 0400 www.cmap.illinois.gov

Land Use Working Committee

Minutes

Wednesday, February 15, 2012 9:00 a.m.

Offices of the Chicago Metropolitan Agency for Planning DupPage County Conference Room 233 S. Wacker Drive, Suite 800 Chicago, Illinois 60606

Members Present: Dave Galowich (Vice-Chair), Roger Dahlstrom, Kristi DeLaurentiis,

Lisa DiChiera, Kimberly Flom, Sheena Frève, Heather Smith,

Heather Tabbert, Nathaniel Werner

Members Absent: Judy Beck, Robert Cole, Curt Paddock, Ed Paesel (Chair), Arnold

Randall, Dennis Sandquist, Heather Smith, Eric Waggoner, Norm

West, Nancy Williamson, Jeromie Winsor

Staff Present: Stephen Ostrander (committee liaison), Lindsay Banks, Matthew

Maloney, Pete Saunders, Elizabeth Schuh

Others Present: Kristen Andersen (Metra), Sara Ellis (UIC student), Paul Hoss

(DuPage County), Delia Smires (IDOT), Mike Walczak (NWMC)

1.0 Call to Order

Vice-Chair Dave Galowich called the meeting to order at 9:05 a.m.

2.0 Agenda Changes and Announcements

There were no agenda changes or announcements.

3.0 Approval of the Meeting Notes-January 18, 2012

A motion to approve the minutes of January 18, 2012, was made by Heather Tabbert and seconded by Sheena Frève. All in favor, the motion carried.

4.0 Local Technical Assistance Program: Joliet Prison and U.S. Steel Site

Committee Vice-Chair Dave Galowich (ULI) and Pete Saunders (CMAP) provided members with an overview of the draft recommendations of the Technical Assistance Panel led by ULI Chicago on January 24th and 25th, which considered redevelopment opportunities for the former Joliet Prison, as well as the adjoining site formerly occupied

by U.S. Steel (draft ULI TAP Recommendations are available here).

Kristi DeLaurentiis: Has the U.S. Steel site been remediated?

Galowich: U.S. is working with IEPA to remediate the site. Remediated it to a commercial standard is seen as possible, but to a residential standard is unlikely.

DeLaurentiis: It appears that the proposed community gardens are close to the contamination of the pistol range.

Galowich: We spoke to community gardening experts and remediation experts, and [this is not seen as a problem].

Lisa DiChiera: Is Sen. A.J. Wilhelmi involved?

Galowich: Yes, he has helped spearhead this project, [but it is unclear what has developed through his involvement].

Pete Saunders: In addition, Sen. Wilhelmi has recently announced his upcoming retirement. But CMAP will be working with Joliet and various other local governments to work toward initial steps of implementation.

5.0 Regional Tax Policy Task Force Report

Matthew Maloney (CMAP) detailed the main recommendations of the Regional Tax Policy Task Force's report to the CMAP Board (presentation available here, full report available here).

Sheena Frève: Were there any recommendations as to what should be done with the personal property tax?

Maloney: There was agreement. Some thought this tax should be eradicated, which many businesses would welcome, but it would likely devastate some units of government.

Roger Dahlstrom: We conducted a lot of research on these matters, and our research shows that the proportion of spending varies greatly depending on income level of household. One of the things I learned working in Elgin was that we couldn't bring commercial development to the Cook County side, but residential was possible.

DeLaurentiis: Have there been forecasts or discussion about the effect of attracting commercial and industry to help lower residential property taxes [because of broader base]? Any forecasts to show when this can take effect?

Maloney: This was definitely discussed, but no forecasts were prepared.

Heather Smith: Any discussion of best practices around the country?

Maloney: Yes, CMAP put together analysis of other states and regions for task force. The task force asked us to study what was the impact of these alternatives—which is very controversial, but we will be studying this [further].

Galowich: On sales tax revenue sharing, I've seen benefit of rebates. Did the task force come to a conclusion regarding this?

Maloney: The key seems to be a need for greater transparency.

Frève: You mentioned near-term priorities....

Maloney: There is interest in looking at scenarios to generate regional revenues for capital infrastructure. Also, there is interest in the revenue sharing issue, but greatest push back has been from municipalities around sales tax revenue sharing, so we are not likely to tackle this in the near-term.

DeLaurentiis: Was the internet tax issue discussed?

Maloney: Yes, but generally this was outside of the scope of the task force.

Dahlstrom: The internet tax issue is going to have different effects on different goods.

6.0 Transit-Oriented Development Parking and Access Report

Heather Tabbert (RTA) provided committee members with an overview of the contents of the RTA's new guide, Access and Parking Strategies for Transit-Oriented Development, which is a resource for municipal officials looking for innovative strategies to support multi-modal access to their transit station and TOD area (the guide is available here).

Dahlstron: The built-in cost of oversupply is often overlooked, where land is not put to good use.

Galowich: I often see development where there are oversupplies [of parking], but now I'm seeing some undersupply, and it's hurting some retailers, because potential customers [want to know that they count on parking being available].

Dahlstrom: The Institute of Transportation Engineers has good standards to evaluate what is needed.

Than Werner: [Several years ago] we eliminated parking requirements in our downtown.

Kimberly Flom: Regarding the low level of bicycle use [cited in RTA guidebook], does this have to do with [concerns about] security, or something else?

Tabbert: We're not sure, but [overall] there seems to be a need for education [about opportunities to bike to stations, etc.]

Smith: [People should be aware of three books that are relevant to this subject] *Retrofitting Suburbia* (Ellen Dunham-Jones), *Sprawl Repair Manual* (Galina Tachieva), and *Sustainable Transportation Planning: Tools for Creating Vibrant, Healthy, and Resilient Communities* (Jeffrey Tumlin).

7.0 Other Business

Lisa DiChiera announced that committee members should be aware that of bill HB5227, currently in legislature [official summary: *Amends the School Construction Law. Includes the rehabilitation of aging buildings to alleviate classroom shortages and the rehabilitation of school facilities determined to be severe and continuing health or life safety hazards on the list of projects*

that are to be prioritized].

8.0 Public Comment

There was no public comment

9.0 Next Meeting

The next regular meeting of the CMAP Land Use Committee is scheduled for Wednesday, March 21, 2012.

10.0 Adjournment

The meeting adjourned at 11:01 a.m.

Respectfully submitted,

Committee Liaison

March 16, 2012